



# Burien

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## 2012 SIGNIFICANT CODE CHANGES TEN (OR MORE) THINGS YOU MUST KNOW

### IRC

1. **Available online:** The 2012 IRC is now available for free viewing online!  
<http://publicecodes.cyberregs.com/icod/irc/index.htm> . Click on [International](#) to view other I-codes for free.  
The Washington State amendments to all the I-codes are also available for free  
[downloading: http://fortress.wa.gov/ga/apps/SBCC/](http://fortress.wa.gov/ga/apps/SBCC/)
2. **R302.5.1 - Self-closing devices are back!** All connecting doors between the residence and attached garage must be equipped with self- closing devices.
3. **R308 – Glazing** - Several changes to hazardous locations for the purpose of safety glazing have been modified; more specifically adjacent to stairways/ramps, stair landings, and within bathrooms.
4. **R310.1 – Emergency Rescue Openings** - A clarification has been added that the maximum sill height (44 inches) is measured from the walking surface to the clear opening of the escape window.
5. **R501.3 - Thermal protection of certain floor construction is now required.** Generally, floor systems constructed with I-joists or floor trusses must be protected on the underside by ½” gypsum board, or 5/8” structural wood sheathing. 2x10 or greater dimensional lumber and composite lumber are exempt. Crawl spaces with storage or fuel-fired appliances are subject to the requirements.
6. **R602.12 – Simplified Wall Bracing.** A new section provides a “cook book” methodology for wall bracing. Certain restrictions apply; 10’-0 maximum wall height, eave to ridge height not greater than 15’-0, not more than two stories, structure must fit within a 60’-0 square or rectangle, limited to low wind and seismic areas, etc.
7. **R702 – Interior Covering Vapor retarders** have been removed from the WSEC and are now covered in Chapter 7 of the IRC. Of note, basement walls are now exempt from vapor barrier requirements. While allowed, they are not recommended in basement wall applications.
8. **Chapter 9 – Roof assemblies** Sections R903 and R905 now require “kick-out” flashings at eave to wall intersection, and drip edge flashing at roof eaves/rakes.

### IBC

1. **1609 – Determination of wind loads** - New terminology and maps have been incorporated into the code and now reference the use of ASCE 7-10 for determining wind loads. Wind design employs the use “risk category” (I-IV) based on the type of building rather than “importance factors” on the previous code. While it appears that wind speeds have increased on the new maps, calculations typically result in wind speeds consistent (lower in some cases) with our region from prior code editions.

(OVER)



## WSEC

1. **The 2012 WSEC and associated compliance forms are available and free:**  
<http://www.energy.wsu.edu/BuildingEfficiency/EnergyCode> REScheck software modified to Washington State requirements is rumored to be available soon on the WSU Energy Extension website for energy code compliance calculations, replacing the current spreadsheet program. Please contact WSU Energy Extension staff for availability.
2. **R101.4.3 – Additions to Existing Buildings** - The exception for additions less than 750 sq. /ft. has been removed, additions must fully comply with requirements for new construction. (Duct testing for additions less than 750 sq./ft. remains unchanged)
3. **R303.1.1 - Insulation certificate** Insulators must supply a certificate listing the type, manufacturer, number of bags, installed and settled R-value, and coverage area for each installed element, signed and dated. This is a separate certificate from the “final” certificate w/ fenestration, air leakage results.....
4. **R402.1.1 – Prescriptive Table R402.1.1** for insulation and fenestration values now provides only one option based on climate zone. Doors are not mentioned in the table but by definition are included in the term fenestration. R-49 insulation is now required in all ceilings except for single rafter-or joist-vaulted ceilings which may be insulated to R-38.
5. **R402.4.1.2 – Air leakage testing** - No longer an exception for additions less than 750 sq./ft. *Apartment buildings that fall under the definition of “Residential Building” (R202) are subject to air leakage (blower door) testing.* All test results must be 5 ACH or less.
6. **R404.1 – Lighting** - 75% of permanently installed lighting fixtures must be equipped with “high efficacy” lamps. Pin based removed from the code, screw based CFL’s are permitted, and outdoor fixtures can be included in the 75%.
7. **R403.5.1 – Table R403.5.1 Mechanical Ventilation System Fan Efficacy Table** is now provided and shows minimum efficacy (CFM/watt) for range hoods, in-line fans, and bathroom/utility room fans based on air flow rates.
8. **R406.2 – Additional Energy Efficiency Requirements** have been revised. Small dwelling units (less than 1,500 SF and less than 300 SF fenestration {Doors, windows, skylights}) require 0.5 points from Table 406.2. Large dwelling units (more than 5,000 SF) require 2.5 points and all others require 1.5 points. Many credits require additional information to be submitted with the application or shown on the plans to demonstrate compliance.